

# Calder Says Banks Gouge Home Makers

## Tells Legislative Committee City Institutions Charge 10 and 15 Per Cent on Building Loans

### Arbitration Court Urged as Remedy

### Mayor's State Conference Will Discuss Remedial Legislation To-day

United States Senator William M. Calder, chairman of the Senate Committee on Reconstruction, which has been studying the housing shortage throughout the country, charged yesterday before the New York State Joint Legislative Committee that savings banks in this city and other lending institutions were exacting extortionate bonuses from those who borrowed money to build dwelling houses.

"A practice has grown up among men who are in the habit of loaning money whereby builders are compelled to pay exorbitant bonuses for money," said Senator Calder. "I have heard that men have been asked to pay 5, 10 and even as high as 15 per cent for loans."

"Now, of course, I realize that under some circumstances, perhaps, there may be some justice for a small bonus being charged for a loan, or for services rendered in the respect, but I have heard Mr. Chairman, that bonuses as high as 10 per cent have been charged by our savings banks indirectly, and by other institutions, the income of whose loans are exempt from taxation."

"That sort of thing, when everybody is struggling to relieve this situation, is such that it ought to bring out condemnation for those who undertake to do it. It is very difficult to obtain building loans unless you pay a substantial bonus."

#### Took Loan in Liberty Bonds

A gentleman came to me the other day and said he borrowed \$200,000 from a savings bank. He didn't give me the name of the bank. He had been required to take half of the loan in Liberty bonds. That meant a 15 per cent shading on half of the loan. Another man told me that a commercial builder was in the housing proposition and he had borrowed a million dollars and had paid a 10 per cent bonus."

The Housing Committee, which has been receiving similar reports from time to time, showed no surprise at the testimony of Senator Calder.

When E. A. MacDougall testified that he had been offered \$500,000 from the Metropolitan Life Insurance Company and by the Prudential Life, at 5 1/2 and 6 per cent, for building, but had to decline because of the cost of materials, Senator J. Henry Walters, President pro tem of the upper branch of the State Legislature, observed:

"You are the one bright star in the mortgage market."

Mr. MacDougall, who is chairman of the Committee of Builders of the Mayor's Housing Committee, said a compulsory arbitration court, such as obtains in Kansas to settle labor disputes, would help toward solving the housing shortage as much as anything else.

#### Building Trades Said to Shirk

He said that, while the average working man was conscientious, some were still shirking, due to a habit acquired during the war. He cited as an instance bricklaying. Before the war, he said, a bricklayer laid 1,400 bricks a day. Six months ago none would lay more than 700. He said that the situation was bettering, however, and that now 1,200 bricks were being laid.

"But the men in the building trades," he added, "realize that with increased wages there must be increased production of the business of building cannot continue."

After hearing suggestions from Senator Calder and others who have studied the housing shortage, the committee, of which Senator Charles C. Lockwood is chairman, adjourned until Tuesday, when Governor Smith will offer proposals for meeting the emergency.

The Governor believes that one way of meeting the situation is to have the state and its political subdivisions lend its funds to aid in the construction of new dwellings.

#### Mayors Confer To-day

To-day the State Conference of Mayors will meet to discuss remedial legislation and the housing committee is hopeful that before the extra session of the Legislature is convened on September 20 it will have a program ready to submit to the law makers.

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committee," said Senator Lockwood toward the close of yesterday's hearing, "show that one of the chief causes of the housing shortage is that the mortgage market is greatly restricted. What we are going to recommend is some laws that would bring back money into the market and facilitate the obtaining of materials and the employment of labor."

Senator Calder suggested that to induce more building the following measures be taken.

1. Exempt mortgages up to \$40,000 or \$50,000 from Federal and state income taxes.
2. Exempt from all taxes for a period of ten years the profits of builders while engaged in the actual construction of dwellings, provided the profits are invested in the construction of new dwellings.
3. Exempt all new dwellings from taxation for a period of ten years.
4. Modify the New York City Building Code so that cheap but substantial dwellings may be constructed.

#### Would Curb Non-Essentials

Frank Mann, Tenement House Commissioner, urged that laws be enacted preventing the building of non-essential buildings, such as garages, theaters and motion picture houses.

"There is too much building of garages and other non-essentials," said Commissioner Mann.

Captain John P. Leo, chairman of the Board of Standards and Appeals, joined in this plea, and added that the demolition of dwelling houses should be prohibited during the present emergency.

Mayor Hylan sent a letter to Captain Leo, which he read to the committee, suggesting that an additional story be added to all existing tenement houses.

"I wish you would look into this matter and advise me promptly, first, as to the feasibility, and, second, as to what steps would be necessary to make this proposition workable."

Captain Leo informed the committee that legislation was necessary to make the proposition workable, and that if the extra session passed such an enabling act it would mean 20,000 more apartments within six weeks after the passage of the law.

Mrs. J. S. Arthur, of the Fair Play Rent Association of the Bronx, said that the people were opposed to all tax exemptions, and advocated placing the whole housing situation, including construction and the fixing of rents, under municipal or state control.

#### Citation Mailed in Feb., 1916, Received After Four Years

A letter was received in the Surrogate's Court yesterday from Charles Pollak, head bookkeeper of a distillery in Czechoslovakia, acknowledging the receipt of a citation that was mailed to him in February, 1916.

Pollak is a relative of Frank J. Jiley, who died in 1916, leaving an estate less than \$5,000 to Max Weiss, a friend. The law required that citations be issued to relatives of the testator, one of whom was Pollak. He explained that the citation took more than four years to reach him, due to the war conditions in his country.

#### Mother Calls French Girl Unfit To Be Son's Wife

Mrs. Dean, answering Alienation Suit, Says Bride Refused to Do Housework

Mrs. Alice Dean filed her answer in the Supreme Court yesterday to the alienation suit brought by her daughter-in-law, Mrs. Gilberte Dean, the French bride of a member of the A. E. F. The latter alleges that her mother-in-law and F. Lincoln Dean, her husband's brother, who also is sued, were responsible for her husband leaving her.

Mrs. Dean recites a long list of trials she had with her French daughter-in-law, denying that she had anything to do with the estrangement between Mr. Dean and his wife. The mother-in-law said when her son and his war bride arrived in New York in July, 1919, she welcomed the couple into her home and invited them to remain there without expense and with great inconvenience to herself. Mrs. Dean also said she showed her daughter-in-law every consideration due the wife of her son.

But Mrs. Dean Jr. refused to do any of the work about the house, said Mrs. Dean sr., and when the soldier husband spoke to her about it she refused emphatically to assist in the domestic work.

Mrs. Dean said her son went to New

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#### Slayer Is Granted Reprieve

Di Carlo's Execution Stayed; 2 Others Will Die To-day

Special Dispatch to The Tribune  
OSSINING, N. Y., Aug. 25.—Major Lewis E. Lawes, warden of Sing Sing, was notified from Albany to-day that Governor Smith had stayed the execution of Andrew Di Carlo, set for tomorrow, until November 15. This leaves two men, Frank Kelley, of Brooklyn, and John Egan, cripple of the Bronx, to die to-morrow evening.

Di Carlo, a white man, shot Willie Hughes, colored, in Elmira when he trapped Hughes paying attentions to Di Carlo's common-law wife, Michael O'Connor, lawyer for Di Carlo, obtained the reprieve.

#### Driver Kills Boy, Faints As Crowd Threatens Him

Four-Year-Old Child Runs Under Rear Wheel of Heavy Motor Truck

Four-year-old Nathan Solomon decided to play in the street last night instead of accompanying his father, Harry, of 101 Forsyth Street, into a house at Eighth Street and Avenue D to call on Nathan's grandmother.

Excited at the presence of so many new playmates, Nathan dashed heedlessly about the street, and in one of his excursions fell beneath the rear wheel of a passing motor truck. William Farks, the driver, was attracted by the shouts of persons on the sidewalk and he stopped his truck.

A crowd swarmed about him shouting, "Lynch him!" and several women struck ineffective blows at him. Patrolmen O'Connor and Wade, of the Union Market police station, had to fight their way with their nightsticks to reach Farks.

As they reached him the driver fell in a faint. Hailing another chauffeur, the patrolmen placed the body of the boy and that of Farks side by side in the truck and took them to the police station. Nathan was dead. Farks was treated by an ambulance surgeon for shock and released. Witnesses said the accident was unavoidable in so far as Farks was concerned.

### Profiteering Combine In Poultry Is Charged

Hirshfield Says Four Wholesale Firms Plotted to Raise Prices During Jewish Holidays

An extensive plot to profiteer in poultry at the expense of the Jews during the holidays, beginning with the Hebrew New Year, September 13, has been revealed in the inquiry conducted by David Hirshfield, Commissioner of Accounts, and Edwin O'Malley, Commissioner of Public Markets, according to Mr. Hirshfield.

During the Jewish holidays the demand for poultry increases greatly and a combine has been formed to force prices up, it is alleged, among four large wholesale firms in Williamsburg, Brownsville, the Bronx and the East Side. The combine plans to charge exorbitant prices for poultry, it is asserted by Brownsville retailers, who were represented at the hearing yesterday by I. P. Eisenberg, their counsel.

The wholesale men in the combine are driving out the independent retail dealers, according to testimony, and have combined so as to leave the retailer at the mercy of the trust.

Mayor Hylan has taken steps through Health Commissioner Cope-land to issue temporary permits to local retailers to kill poultry, which may enable the Jewish population to get chickens for the holidays for from 5 to 8 cents less a pound than the prices set by members of the so-called trust.

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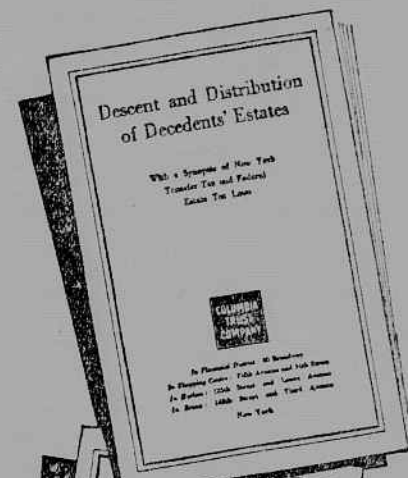
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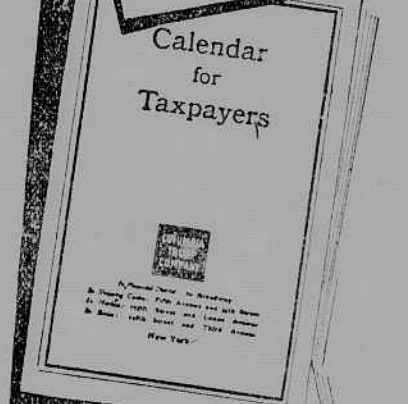
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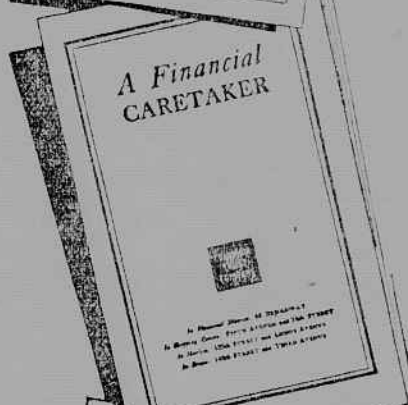
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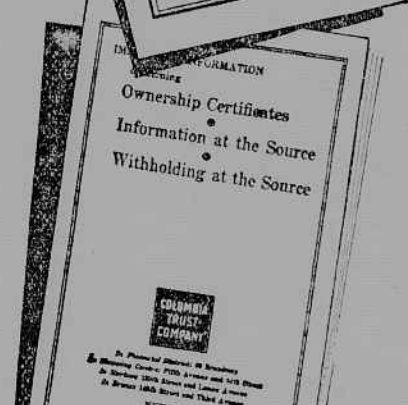
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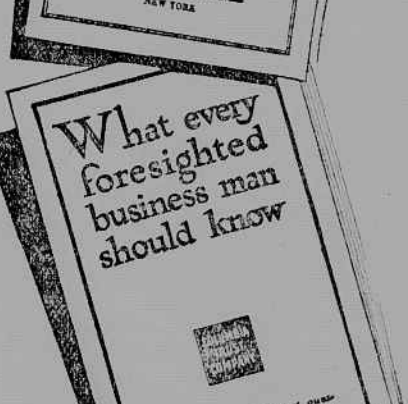
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